



IPSTONES PARISH COUNCIL

Clerk: Miss Judith Ward
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10th August 2026

Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
Staffordshire Moorlands
ST13 6HQ

Dear Sir/Madam,

APPLICATION NUMBER
LOCATION

DET/2026/0021
ACCESS TO COLLYHOLE WOOD , CHURCH LANE ,
IPSTONES

PROPOSED DEVELOPMENT

Application to determine if prior approval is required for a single-storey forestry storage building for secure on-site accommodation of tools, PPE, and materials required for woodland management

Ipstones Parish Council considered the above application at its latest meeting.

Following full consideration, Ipstones Parish Council strongly objects to the proposal and recommends that Staffordshire Moorlands District Council refuses prior approval, or determines that prior approval is required and should not be granted, for the reasons set out below.

1. The proposed building would introduce an intrusive and visually prominent built form within a sensitive woodland and rural landscape setting and would fail to preserve or enhance the locally distinctive character and appearance of the area, contrary to the development principles and natural-environment objectives of the adopted Staffordshire Moorlands Local Plan 2014–2033, including Policy SS 1 and the Local Plan's design, conservation and natural environment policies.
2. The scale, siting and appearance of the structure have not been adequately justified as reasonably necessary for woodland management purposes, and the Council considers that the proposal would result in disproportionate development in the countryside, inconsistent



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with the Local Plan's rural area strategy and its requirement for development to be well designed, appropriate to context and environmentally sustainable.

3. In the absence of clear evidence demonstrating operational need, landscape mitigation and compatibility with the character of Collyhole Wood and Church Lane, the Parish Council considers that the proposal would cause avoidable harm to the rural landscape and should not be supported.

The Parish Council therefore respectfully requests that this objection is recorded and given full weight in the determination of the application.

Many thanks

Yours Sincerely

Judith Ward

Clerk

On behalf of Ipstones Parish Council